

MEMORANDUM

From: Service Manager Environment **To:** Head of Planning
Our Ref: P/2019/0822 **Your Ref:** P/2019/0822
Date: 25 November 2019

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3300 3530 14 Pendwll Road, Moss
Development: Demolition of existing dwelling and erection of new 3 bed bungalow

I refer to your consultation dated 4 November 2019 in respect of the above.

The site is located on an unadopted highway subject to a 30mph speed limit although vehicular speed is considered to be no more than 20 mph due to the traffic calming scheme along the road. There is no amendment proposed to the existing access.

Parking provision is in accordance with maximum standards within LPGN 16.

As this is a replacement dwelling I make no objections to the proposal but recommend that any permission include the following conditions:

CONDITIONS

ZJ22 **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.



 Service Manager Environment